

I-78



Newark

- Housing Authority
- Newark's Urban
Renewal Areas ~

COVER MONTAGE INCLUDES:

Star Ledger
Douglas Hotel
High Park Gardens
Gateway Buildings

PREPARED BY THE DEPARTMENT OF PLANNING, ENGINEERING & RESEARCH

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HOUSING AUTHORITY OF THE CITY **57 SUSSEX AVENUE, NEWARK, NEW JERSEY 07103** OF NEWARK

The Newark Housing Authority is a dual agency responsible for administering the federal urban renewal and the federally financed low-income public housing programs in the City of Newark.

Since its inception two decades ago, Newark's urban renewal program has achieved many of its early goals of renewing many of the declining areas in the city. Through this program thousands of new housing units have been constructed in addition to much needed educational, health and community service facilities. Several industrial and commercial firms, which are vital to the city's economy have been encouraged to expand or build with the assistance of urban renewal.

This pamphlet describes the progress of each urban renewal site and outlines the planned development.

SUMMARY DATA

Page No.	Project No.	Project Name	Total Clearance		Major Uses		Dwelling Units	
			Acres	Acres	Before UR	After UR	Before UR	After UR
4	UR NJ 3-1	Branch Brook	20.4	12.2	Residential	Residential	798	560
4	UR NJ 3-2	Broad Street	22.6	14.4	Residential	Residential	465	680
6	NJ R-6	Old Third Ward	204.2	121.1	Resid-Comm	Resid-Pub-Comm	3,446	4,810
9	NJ R-32	Central Ward	94.2	61.6	Resid-Comm-Indus	Resid-Pub-Indus	1,758	1,326
10	NJ R-38	Lower Clinton Hill	78.2	13.7	Resid-Pub-Comm	Resid-Pub-Comm	1,910	1,962
12	NJ R-45	Newark Colleges Expansion	57.0	33.0	Residential	Public	1,176	0
14	NJ R-49	Hill Street	12.9	6.5	Commercial	Resid-Comm	66	440
16	NJ R-50	Educational Center	23.7	8.6	Commercial	Public-Residential	36	600
18	NJ R-52	South Broad	35.6	23.1	Comm-Resid	Resid-Comm	521	1,228
22	NJ R-58	Newark Plaza	50.9	28.9	Comm-Indus	Commercial	28	0
24	NJ R-62	Essex Heights	47.3	28.4	Resid-Comm	Public-Comm	786	0
26	NJ R-72	Fairmount	84.8	44.7	Resid-Pub	Resid-Pub-Comm-Indus	1,406	954
28	NJ R-121	Industrial River	1,528.5	542.6	Indus-Comm	Indus-Comm	201	0
32	NJ R-123	St. Benedict's	35.0	14.4	Commercial	Pub-Indus-Comm	206	310
33	NJ R-141	Essex Heights 2nd Stage	14.0	9.6	Resid-Comm	Commercial	253	0
34	NJ R-156	St. Michael's	3.7	3.6	Comm-Pub	Public	44	0
36	NJ R-196	Medical Center	54.2	46.4	Residential	Public	1,234	0
			2,367.2	1,012.8			14,334	12,870

...URBAN RENEWAL PROJECTS

Original Taxes	Present Taxes	Est. Future Taxes	Federal Grant 000's	City Share 000's	Status		Value of Development		Project No.
					Planning	Execution	To Date	Est. Total	
100,000	223,342	223,342	2,304	1,151	— Completed —		13,015,780	13,015,780	UR NJ 3-1
88,000	331,401	431,401	2,970	1,483	— Completed —		7,935,422	8,935,422	UR NJ 3-2
1,089,659	951,525	1,967,525	32,658	15,174	1-31-56	2-5-60	42,867,584	114,521,986	NJ R-6
717,281	223,883	889,883	15,487	4,835	10-10-60	7-22-66	—	48,555,722	NJ R-32
497,330	955,579	1,105,579	5,229	2,731	1-15-59	9-29-61	4,340,424	13,252,924	NJ R-38
292,413	13,014	13,014	10,099	4,799	3-17-60	8-28-61	44,691,700	44,874,411	NJ R-45
202,261	263,709	293,709	4,309	2,024	12-23-59	9-7-61	8,375,408	12,054,087	NJ R-49
446,687	449,475	449,475	2,724	856	7-17-63	12-16-63	3,057,488	6,236,480	NJ R-50
298,153	284,517	344,517	7,878	3,714	4-13-60	9-1-61	12,747,329	16,306,291	NJ R-52
586,252	1,919,359	2,056,759	10,518	4,755	7-23-63	12-26-63	53,561,011	64,399,723	NJ R-58
312,888	25,112	425,112	7,248	3,260	10-7-60	8-14-62	37,104,692	58,138,480	NJ R-62
442,842	55,286	415,286	12,695	3,937	6-6-63	6-16-65	8,931,256	35,109,594	NJ R-72
2,878,805	5,929,639	9,609,639	27,025	12,153	6-20-63	10-14-66	21,876,429	227,866,512	NJ R-121
837,283	964,483	1,190,483	6,465	2,996	7-17-63	1-6-66	—	15,136,309	NJ R-123
148,267	220,910	760,910	4,089	1,254	10-12-64	Suspended	—	16,742,925	NJ R-141
25,075	7,925	7,925	1,584	472	11-17-65	12-30-71	6,708,100	6,868,150	NJ R-156
402,118	Exempt	Exempt	17,321	5,389	1-18-67	4-15-68	8,922,811	131,025,565	NJ R-196
9,345,314	12,819,159	20,184,559	170,603	70,983			274,135,434	833,040,361	

U.R.N.J. 3-1 3-2

BRANCH BROOK BROAD STREET

Prior to redevelopment, the 58-acre area on which Columbus Homes and the Colonnade Apartments are now located contained over 1,100 units of the most deteriorated housing in the City. In June, 1952 this area was declared blighted and Newark's urban renewal program was begun on two sites.

UR NJ 3-1, Branch Brook urban renewal project, covers 20.4 acres. It now contains 560 units of moderate income housing, the 22-story Colonnade Apartments on Clifton Avenue, a new elementary school and playground, a church community center and a shopping

mall on Seventh Avenue.

The Broad Street urban renewal project, UR NJ 3-2, covers 22.6 acres. On this site there now stands twin 22-story Colonnade towers containing a total of 680 units of moderate income housing. The Wagner Electric Corporation rehabilitated its existing structure and expanded its parking.

Columbus Homes, a 1,556 unit high-rise low-income public housing development was built between these two urban renewal sites.




COLONNADE APARTMENTS, EAST; BROAD STREET





LEGEND

Status

-  Planned or under construction
-  Construction completed
-  Remaining structures

Land Use

-  Residential
-  Commercial
-  Industrial
-  Public or Semi-public



COLONNADE APARTMENTS, WEST ; CLIFTON AVENUE

N.J. R-6

OLD THIRD WARD

Well on its way to completion, this project will contain the entire range of public and private services and is planned to be a model residential neighborhood.

Public and private housing of high rise and garden-type have been built here. High Park Gardens a garden-type cooperative complex provides nearly 700 units of moderate income housing. On High Street, Hill Manor and Brick Towers make available more than 700 units of high rise moderate income rental housing.

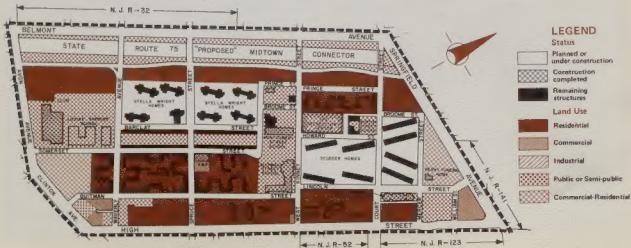
A shopping mall built in conjunction with Hill Manor serves area residents. Other commercial development includes a supermarket and a funeral home.

Within this urban renewal project area are two low-income public housing developments, Stella Wright Homes and Scudder Homes with a combined total of 2886 dwelling units.

Two new schools, Quitman Street and West Kinney Street, have been built to serve site residents, as well as an addition to Montgomery Street School and a new playground for Morton Street School. Another school is planned for Somerset Street to replace the old Charlton Street School.

The massive JFK Recreation Center with its year-round Olympic size pool is a focal point in the community. A Boys Club on Avon Avenue will provide various community services. Four churches have built new facilities on this site.

Further development plans include more than five hundred additional units of moderate income housing sponsored by community groups, as well as supporting commercial, educational and recreational facilities. Rehabilitation of existing brick structures is also underway.



BRICK TOWERS



MILL MANOR



WEST KINNEY JUNIOR HIGH SCHOOL

(continued)...

N.J.R-6

continued



BOYS CLUB

JOHN F. KENNEDY HIGH SCHOOL

N.J. R-32 PAC PLAN

CENTRAL WARD



LEGEND

Status

[] Planned or under construction

[] Construction completed

[] Remaining structures

Land Use

[] Residential

[] Commercial

[] Industrial

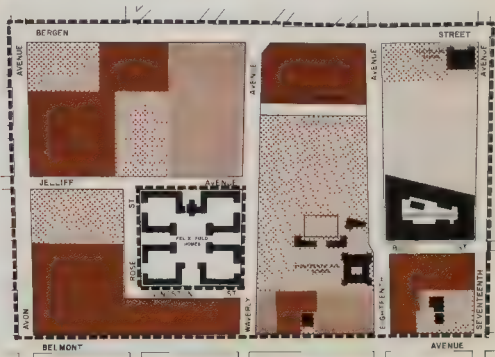
[] Public or Semi-public

PAC, the project area committee for R 32 has developed the plans for this 95 acre urban renewal site. PAC, representing the community, is also actively participating in the screening and selection of redevelopers, many of whom are from the community.

PAC has designated three acres for the construction of a comprehensive health center, the Timothy Still Medical Center, at Bergen

Street and Avon Avenue

Other plans for the site include senior citizen housing and medium density housing for low income families, a nine-acre shopping center, an industrial plant, and, extensive community facilities including a new elementary school, additions to two schools already in the area, a park and a neighborhood cultural center



N.J. R-38

LOWER CLINTON HILL

This project is primarily a residential rehabilitation effort. The rehabilitation work consists of 1330 dwelling units, almost half of these have been completed.

Two six-story apartment buildings completed in 1968 provide a total of 232 apartments.

Approximately 300 units of new townhouses on scattered sites are planned for the area.

A community park was completed in 1966 and the construction of several tot-lots is anticipated.

Educational facilities have been expanded to meet community needs. A new Clinton Avenue School and an addition to the existing Bergen Street School are completed. Playground improvements are also planned for Bergen Street and Avon Avenue Schools.

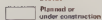


REHABILITATION IN PROGRESS

REHABILITATION COMPLETED

LEGEND

Status



Planned or under construction



Construction completed



Planned or under construction

Land Use



Residential



Commercial



Public or Semi-public



MT CALVARY APARTMENTS



CLINTON AVE ELEMENTARY SCHOOL

N.J. R-45

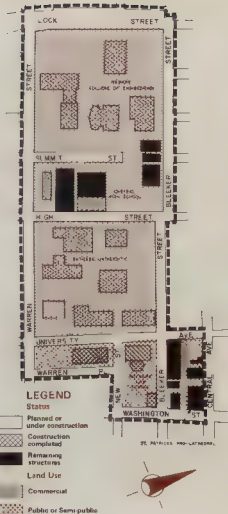
NEWARK COLLEGE EXPANSION

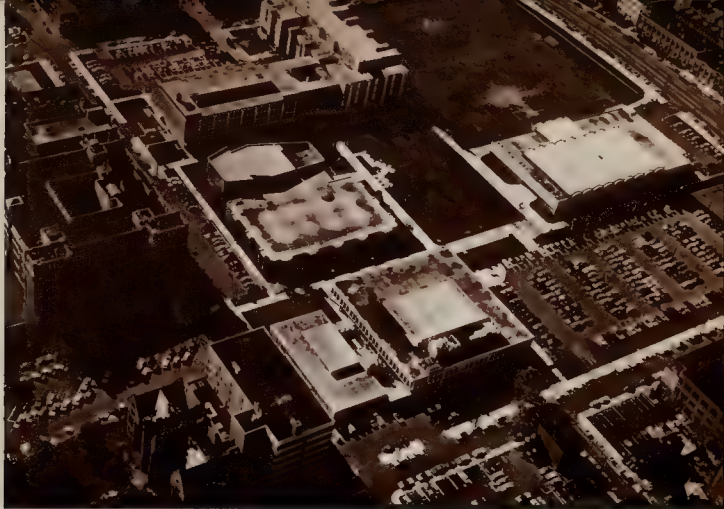
This urban renewal site is now the home of the new centralized Newark Campus of Rutgers University, Rutgers Law School and the expanded campus of the Newark College of Engineering

All required land clearance has been completed and the project is well on the way to completion. It is anticipated that this educational complex will serve 25,000 students

This project has elevated campus activity to a major function of the central city area. It is expected that areas surrounding this academic center will greatly benefit from it in their developmental potential

RUTGERS NEWARK





NEWARK COLLEGE OF ENGINEERING

N.J. R-49

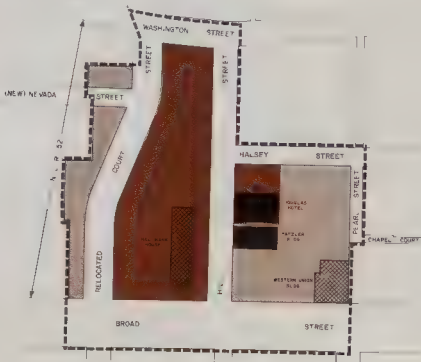
HILL STREET

The Hill Street urban renewal project covers 13 acres, or approximately two blocks. It is located on Broad Street across from City Hall and the Federal Building.

Hallmark House, a high rise middle-income apartment building of 429 units and parking was completed in 1967.

The Western Union Building, a six story commercial structure was completed in 1966.

Future plans include the rehabilitation of the Douglas Hotel by the Mt. Carmel Guild for use as senior citizen housing and the rehabilitation of the Fatzler Office Building as well as new commercial structures.





HALETHORPE HOUSE



WESTERN UNION, upper right



DOUGLAS HOTEL

**N.J.
R-50**

**EDUCATIONAL
CENTER**



This 24 acre site is being developed predominantly as a physical and social service complex. The Mt. Carmel Guild has constructed two buildings through urban renewal. These are the Alhambra Pavilion, on Mulberry Street, a day-care center for retarded children and the Tura Devine Pavilion, a multi-service center devoted

to physical rehabilitation, mental health and social services.

Six hundred units of moderate income housing designed for special uses, such as the handicapped, is planned for this site also under the sponsorship of the Mt. Carmel Guild.



ALHAMBRA
PAVILION



TURA DEVINE PAVILION



MOUNT CARMEL
GUILD

N.J. R-52

SOUTH BROAD

The South Broad urban renewal project is devoted to residential development with some commercial structures. Located here is University Gardens, a moderate-income garden-type apartment complex with 270 dwelling units. Most of the existing housing along High Street will remain and undergo rehabilitation.

More than 800 units of new housing is planned.

The new Star Ledger plant was built on this site. A Ford new car showroom and service facility is on the corner of Broad and West Kinney Streets.

LEGEND

Status

-  Planned or under construction
-  Construction completed
-  Existing structure

Land Use

-  Residential
-  Commercial
-  Industrial
-  Public or Semi-public
-  Commercial-Residential





UNIVERSITY
GARDENS



STAR LEDGER










PLAZA FORD

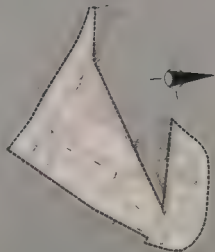
URBAN RENEWAL PROGRESS MAP

FEB. 22, 1971

LEGEND

	Completed		UR Project Boundary
	In Execution		Model City Boundary
	In Planning		Model City Action Area 1st Year
			Model City Action Area 2nd Year





N.J. R-58

NEWARK PLAZA

Newark Plaza, a 50 acre urban renewal project is soon to become a new commercial center across from the Pennsylvania Station transportation hub, close to Newark's central business district

One phase of this project, Gateway I has been completed. It includes a 30-story office tower, a 10-story motel and a three level parking garage. An elevated glass-enclosed pedestrian walkway links this complex to Penn Station.

Adjacent to and west of Gateway I is Gateway II which includes an 18-story office building

The Evening News has expanded its plant on the western portion of this project site.

The new Seton Hall Law School will be built on the northern side of Raymond Boulevard

Commercial development is planned for the remainder of the site

LEGEND

Status
Planned or under construction

Construction completed

Remaining structures

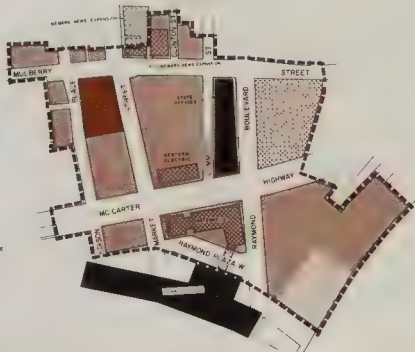
Land Use

Residential

Commercial

Industrial

Public or Semi-public





GATEWAY ARCHITECT'S RENDERING



GATEWAY IN PROGRESS, upper right



NEWARK NEWS BUILDING

N.J.
R-62

ESSEX
HEIGHTS

LEGEND

Status

Planned or
under construction

Construction
completed

Land Use

Commercial

Public or Semi-public



The greatest portion of the 47 acre Essex Heights urban renewal site will become the new campus of the Essex County Community College.

Essex County also will build a technical careers center on this site which will provide secondary and adult training in skills and trades.

Additional plans include retail and office structures





ESSEX COUNTY TECHNICAL CAREERS CENTER above

ESSEX COUNTY COLLEGE

N.J. R-72

FAIRMOUNT

This area, once covered with deteriorated housing, has been cleared and is being developed by community sponsored groups into a new residential neighborhood of low and moderate cost housing.

The new office building for the Motor Club of America as well as new industrial and office facilities for J. Wiss & Sons have been completed.

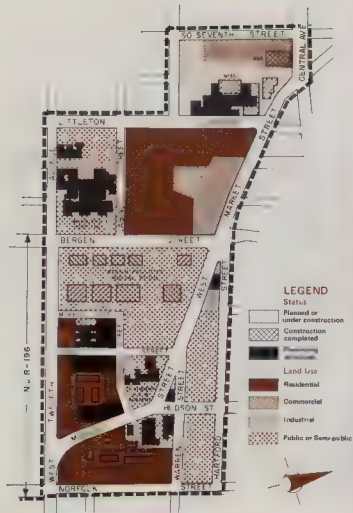
Bethany Baptist Church is preparing plans for a new church building.

Interim facilities of the N. J. College of Medicine & Dentistry currently occupy a five block area.

The Newark Housing Council, a community organization, is sponsoring housing for some 5,000 persons, as well as community, commercial, and recreational facilities. This will be developed by The Medical Heights Construction Company (rehabilitation and day-care), The Prince Hall Masonic Temple (new housing), The New Hope Baptist Church (new housing, day-care, and commercial), and The To-Sault Company (new housing, schools, and shopping).

COLLEGE OF MEDICINE
AND DENTISTRY





MOTOR CLUB OF AMERICA



J. WISS & SONS

N.J. R-121

INDUSTRIAL RIVER

LEGEND

Land Use



- A European Parts Exchange
- B Linerboard Corp
- C Jersey M I work
- D Vita Foods
- E Ideal Toy Corp



This is by far the largest urban renewal area in the city and one of the largest in the country with a total area of 1528.5 acres. Redevelopment plans call for the reclamation and industrial development of nearly 1,000 acres of unused, misused or underutilized meadowland.

Scheduled for the site are extensive industrial development and supporting commercial facilities, with major additions and improvements to transportation and utility networks.

Emphasis is being given to industrial activities with a long term existence and high employment potential.

Some of the companies which have already completed construction are: National Twist & Drill, European Parts Exchange, Maloney & Curcio, Linerboard Corp., Jersey Millwork, and Vita Foods. A building for the Ideal Toy Corp., is now under construction.



EUROPEAN
PARTS
EXCHANGE

(continued)...

INNOVATION

continued

LINERBOARD
CORP

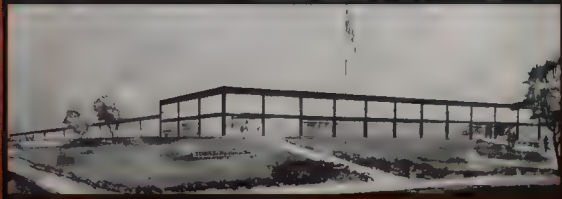


JERSEY
MILLWORK CO





MOTHER'S
a division of
VITA FOOD
PRODUCTS, INC.



DEAL TOY
CORPORATION

N.J. R-123

ST. BENEDICT'S

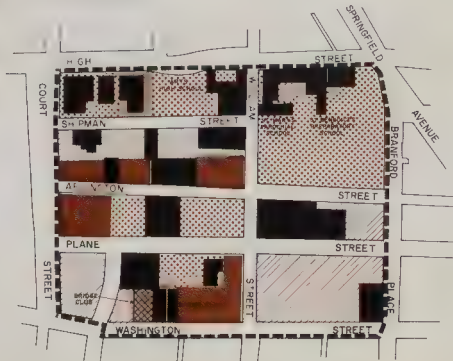
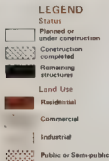
This project will combine clearance aspects of urban renewal with the rehabilitation and expansion of existing structures.

The primary purpose of this project is to rehabilitate the area as a service and light industry complex related to the adjacent central business district.

In addition, it will make possible the expansion of the educational facilities of

Arts High School, the New Jersey Bell Telephone Company, and several other enterprises already located in the area.

Plans are also being prepared for the development of a residential community by a local group of Spanish-speaking community sponsors. This will include housing as well as several supporting facilities.



**N.J.
R-141**

**ESSEX
HEIGHTS
2nd stage**

This urban renewal project is still in the planning stage

Plans include a new centralized city police headquarters, and a major office development in support of the adjacent public developments



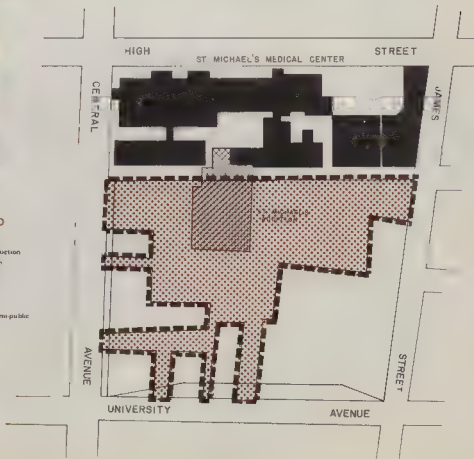
**N.J.
R-156**

**ST.
MICHAEL'S**

The St. Michael's urban renewal project covers an area of over 3 7 acres. It is the site of the new wing of St. Michael's Hospital

Construction has been completed through the process of early land acquisition made possible by the Newark Housing Authority

- LEGEND**
- Status**
-  Planned or under construction
 -  Construction completed
 -  ~~Planned or under construction~~
- Land Use**
-  Public or Semi-public





SAINT MICHAEL'S MEDICAL CENTER

N.J. R-196

MEDICAL CENTER



The New Jersey College of Medicine & Dentistry is constructing its campus on this urban renewal site. The school will provide under-graduate and graduate medical, dental and nursing education.

Buildings on this new campus will include a teaching hospital, dental school,

science building, library, auditorium and administrative offices.

The new medical center will make possible many health care improvements to Newark's citizens and also provide employment opportunities in the health field.



ARCHITECT

NEW JERSEY COLLEGE OF MEDICINE AND DENTISTRY

For further information you may contact:

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57 SUSSEX AVENUE,
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07103**

Telephone: **622-1030**

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